

## PROJECT NARRATIVE

### The Jomax Ranch

Application For Abandonment

Project No. 178-PA-2005 #2

This Application for Abandonment is made for a portion of City of Scottsdale roadway 10 feet in depth, 310.40 feet in length adjacent to the property at 26818 N. 64<sup>th</sup> Street. The application is being submitted for the purpose of maintaining the minimum lot size necessary for dividing the property into two parcels both complying with the area's R1-43 zoning. The property (26818 N. 64<sup>th</sup> Street, APN 212-11-055B), is currently improved with a single family residence, outdoor spa, horse stables and corral. It is accessed via an unpaved (dirt) circular driveway from 64<sup>th</sup> Street, and incorporates an unpaved easement (dirt road) 20 feet in depth, 300 foot length across its northern boundary for public ingress and egress to adjacent independently owned parcels. Our purpose is to divide the property into two compliant parcels, demolish the existing site structures and build two single family residences (one on each resulting parcel) consistent with other development already completed in the area. In recent years, parcels to the immediate north, south and west of the property have been subdivided into approximately one acre lots and homes of 4000 to 6000 sq. ft. have been erected. We seek to divide and improve this property in a manner consistent with the emerging neighborhood.

The property's current size is 93,120 sq. ft., substantially more than the 86,000 sq.ft. required to divide into two complying 43,000 sq.ft. lots. Our Application for Land Division (#28-LD-2005) has received preliminary approval subject to stipulations which include a 30 foot wide right of way dedication to the City of Scottsdale along the property's northern boundary (see enclosed Land Division Letter, Stipulation #1). This right of way dedication would overlay, replace and extend the current 20 foot ingress and egress easement. We are pleased to deed this portion of the property to the City of Scottsdale, however such dedication (30' x 300') will result in a lot size reduced to only 84,120 sq.ft. — 1880 sq. ft. less than the 86,000 sq.ft. necessary to divide into two complying 43,000 sq. ft. parcels.

Recognizing the burden placed on us by this required dedication, Planning and Zoning staff also stipulated that 10 feet of the existing ROW along the property's eastern boundary (64<sup>th</sup> Street) may be abandoned by the City in order to enable us to meet the minimum required lot size and thus proceed with plans to divide and develop consistent with the surrounding homes. (see Land Division Letter, Stipulation #2). This is the abandonment we are seeking. It is identical to that which was previously granted to Ironwood Preserve and other property owners along 64<sup>th</sup> Street immediately north of our property. With this abandonment, the resulting width of the 64<sup>th</sup> Street roadway will be consistent along the combined frontages of Ironwood Preserve and our property.

16-AB-2005  
9/2/2005

Figuring both our dedication to the City and the City's abandonment to us, the resulting lot size will be 86,924 sq.ft. – sufficient to meet zoning requirements and fulfill our plans of dividing the parcel.

Supporting documents:

- Drawing of Site
- Land Division Letter (#28-LD-2005)



Ironwood Preserve Subdivision

